

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, NOVEMBER 13, 2014
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, November 13, 2014 at 3:52PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Jesse Kenner, Julius Kolawole, and Yahaira Placencia.

Absent at roll call: Councilman Nicholas Narducci and Councilman Bryan Principe.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, Jr., RDW Group; Linda Wesinger, SWAP; Jon Restivo, Darrow Everett; Sean Creegan, City of Providence Law Department; Tom Moses, Moses Afonso Ryan; Douglas Giron, Shectman Halperin Savage, LLP; Michael Weinberg, PRA Intern; Zack Darrow, Darrow Everett; Colleen Dupre, City of Providence Planning Department; Choyon Manjrekar, City of Providence Planning Department; Margit Liander, City of Providence Planning Department; Bonnie Nickerson, City of Providence Planning Department; Tom Carlotto, Shectman Halperin Savage, LLP; David Stem, 100 Washington St, LLC.; Lori Quinn, 100 Washington St. LLC; Kim Smith Barnett, Providence Revolving Fund.

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting on October 9, 2014, and Yahaira Placencia seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the following agenda items- Items 11 and 12 relate to the tank at Flynn School, item 13 is for the subdivision at Umicore, item 15 is for work at the Loutitt site.

Cliff Wood made a motion to approve the bills, and Julius Kolawole seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 18-update on Umicore transactions, truck and parking easements, restructured lease, subdivision, and lease/sale of 345 Harris Ave.; no action was taken by the Board.

Item 19-Flynn School, (220 Blackstone St.), demolition bids due December 1st; no action was taken by the Board.

Item 20- South Street Power Station status; no action was taken by the Board.

Item 21-Status of VCAP; no action was taken by the Board.

Item 22- Report on the Hospital District Redevelopment Plan, (district generally located and bounded by Oldham St. to the north, turning southerly on Plain St., turning westerly on Dudley St., turning southerly on Gay St., easterly on Blackstone St., turning southerly on Plain St., turning westerly on Public St., turning northerly on Prairie Ave. to Oldham St.) to be presented at the December meeting; no action was taken by the Board. Margit Liander and Choyon Manjrekbar presented.

Item 23- Urban Land Institute presentation on December 9th; no action was taken by the Board.

Item 24- PRA disbursement of \$60,000.00 from the Eagle Square TIF account to Olneyville Housing Corporation to assist in relocating the Olneyville Public Library; no action was taken by the Board.

Item 25- tentative transaction with Goodwill Industries and the American Tourister Property located at 70 Houghton St.; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 26- grant in the amount of \$25,000.00 and a loan in the amount of \$25,000.00 to 100 Washington St., LLC for unexpected and costly structural work at the Arnold Building located at 94-100 Washington St. Terms of the loan include repayment due in two years bearing interest at 4% and no distributions to owners until the PRA loan is paid in full. David Stem, Lori Quinn, and Kim Smith Barnett presented.

Yahaira Placencia made a motion to approve a grant of \$25,000.00 and a loan in the amount of \$25,000.00 to 100 Washington St., LLC for unexpected and costly structural work at the Arnold Building located at 94-100 Washington St. with terms to include repayment due in two years bearing interest at 4% and no distributions to owners until the PRA loan is paid in full; the motion was seconded by Cliff Wood. The motion was passed unanimously.

Item 27- loan in the amount of \$25,000.00 to the City of Providence's Department of Planning to assist in retaining a consultant to prepare reports to the Federal Department of Transportation regarding the advancement of the Providence Streetcar Project in light of the recent federal TIGER award. The loan is to be repaid from proceeds from the sale of TIF bonds or allocation from the FY16 budget for the department- whichever occurs first. Bonnie Nickerson presented.

Cliff Wood made a motion to approve the loan in the amount of \$25,000.00 to the City of Providence's Department of Planning to assist in retaining a consultant to prepare reports to the Federal Department of Transportation regarding the advancement of the Providence Streetcar Project in light of the recent federal TIGER award while the loan is to be repaid from proceeds from the sale of TIF bonds or allocation from the FY16 budget for the department- whichever occurs first; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 28- the retention of Vanasse Hangen Brustlin, Inc. to advise on the circulation and transportation issues under the new Hospital District Redevelopment Plan in the amount not to exceed \$15,000.00.

Yahaira Placencia made a motion to approve the retention of Vanasse Hangen Brustlin, Inc. to advise on the circulation and transportation issues under the new Hospital District Redevelopment Plan in the amount not to exceed \$15,000.00; the motion was seconded by Bryan Principe. The motion was approved unanimously.

Item 29- approval of landscape contractor service contract. Collen Dupre presented and distributed handout listing RFP results.

Cliff Wood made a motion to approve Everett Bianco for the landscape contractor service contract; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

EXECUTIVE SESSION

Cliff Wood made a motion to adjourn the regular meeting and enter executive session pursuant to RI Gen. Laws § 42-46-5(A)(2) pertaining to litigation and related investment of public funds where premature disclosure would adversely affect public interest pursuant to section 42-46-5 of the Open Meetings Act. The motion was seconded by Julius Kolawole. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- yes

Nicholas Narducci- not present

Bryan Principe- yes

Jesse Kenner- yes

RETURN TO OPEN SESSION

Yahaira Placencia made a motion to end Executive Session and return to Open Session at 5:47PM. Jesse Kenner seconded the motion. The motion was passed unanimously.

Jesse Kenner made a motion to seal the minutes of the Executive Session. Yahaira Placencia seconded the motion. The motion passed unanimously.

Board members present at roll call: Jesse Kenner, Yahaira Placencia, Vice Chair Cliff Wood, and Councilman Bryan Principe.

Board members absent at roll call: Chairman Jim DeRentis, Julius Kolawole, and Councilman Nicholas Narducci.

Jesse Kenner left at 5:47 PM

Flynn School Proposal Presentation 3- Jenn Cooke of FH French Company presented.

No motion was made to adjourn; a quorum was lost once Jesse Kenner left the meeting at 5:47PM.